

Approved Revised Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, January 22, 2015 7:30 PM
MEETING ROOM #135 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting:** Chairman J. Van Hise convened the meeting at 7:33 p.m. and established a quorum of member: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular members L. Taylor and G. Hunton; Alternates G. Blass and I. Agard. Also present: Town Director of Public Works, R. Tedesco; and Recording Secretary J. Llewellyn.

2. **Review Minutes of Previous Meetings: 01/08/15:** A motion was made by A. Kerley to accept the Minutes of 1/8/2015 as submitted. The motion was seconded by D. Frankel and carried unanimously.

3. **Old Business:**
 - a. **Nomination Of Officers for the 2015 Calendar Year:** At the last meeting, the Nominating Committee Chairperson L. Taylor had presented a slate of J. Van Hise, Chairman; A. Kerley, Vice Chairman; and D. Frankel, Secretary. Current Chairman J. Van Hise called for any changes or additional nominations. There were none. The vote will be taken at the first meeting in February.

4. **New Business:**
 - a. **8 & 10 Galloping Hill Road #201500032: Lot Line Revision**
 1. **Vision Appraisal Field Cards for 8 & 10 Galloping Hill Rd**
 2. **Copies of Property Deeds received in the Land Use Office on 01/20/15:**
 - **Volume 593/Page 217-218: 8 Galloping Hill Road**
 - **Volume 565/Page 789-790: 10 Galloping Hill Road**
 3. **Property Survey Showing Revised Property Lines between Luis F. Fernandes & Almerinda C. Palhete-Fernandes and Janice A. Fiaschetti prepared by CCA, LLC dated 01/14/15**

No one present. The plan was reviewed and a short discussion took place. The Chairman wanted to wait to see if the applicant would show up prior to adjournment.

A motion was made by to table this item until later in the meeting was made by D. Frankel, seconded by G. Hunton, and carried 4-1-0 with A. Kerley opposing, believing this application was clear enough to discuss without the presence of the applicant.

The Commission will reopen this discussion at the next meeting, since no one was present to discuss this application and answer any Commission questions. *Please contact the applicant to be sure one or both parties appears at the next meeting.*

PLEASE SEE INFORMATION ON THIS AGENDA ITEM FOLLOWING ADJOURNMENT.

5. **Minutes of Other Boards & Commissions:**
 - **01/08/15 Zoning:** Public Hearings taking place this evening on matters addressed at this 1/8/2015 meeting; YMCA pool lighting discussed; slate of officers remains the same; *question on missing word on motion under 200 Federal Road: please check;*
 - **01/08/15 Special Zoning/Planning:** Informational meeting; no quorum for Planning Commission: no motions.
 - **01/12/15 Inland Wetlands:** Held a public hearing (which is being continued) on Laurel Hill Road: proposed Incentive/Mixed Use development; nominated officers: same slate as they currently have.

6. **Correspondence:** There was none at this meeting.

7. **Informal Discussion:**

a. **Plan of Conservation and Development:** K. Daniel had given the Commissioners a Schedule and Deadlines report for the Plan of Conservation and Development. In addition, there was reference to a letter from Attorney Beecher to all Commissioners re: Schedule for the Plan of Conservation and Development. J. Van Hise noted that the “clock is ticking,” with G. Hunton adding that “there’s not much room for error.”

K. Daniel had asked the Commission to schedule an informal informational meeting on the Plan of Development on March 19, 2015: a regular meeting night.

A motion was made by D. Frankel to set an Special Meeting for the Plan of Conservation and Development for March 19, 2015 at 7:30 p.m. G. Hunton seconded the motion which carried unanimously.

J. Van Hise noted that he and Vice Chairman Kerley attended a Roundtable discussion with First Selectman Tinsley who agreed to place an insert into the local Pennysaver, at his office’s expense, to all residents in town. A prototype of this insert promoting the March 19, 2015, meeting, was made available for the Commission’s review.

The Commission requested that there be additional type on the other side, such as “We Need Your Input... Your Opinion Counts!”

A. Kerley said that it’s a “high quality piece” that would be printed on cardstock. Chairman Van Hise will get this back to the First Selectman early next week with the Commission’s recommendation on the final copy.

In an effort to get the Kiosk in a more visible place, K. Daniel has arranged for it to be placed near the Parks and Recreation office starting in March, where there is more resident traffic due to sign ups for classes, camp and beach passes, among other offerings.

Chairman Van Hise encouraged the Commission to “take a look” at the drop-box information which features the draft of several chapters, and be prepared to give feedback to Ms. Daniel at the next meeting on February 5, 2015.

Irv Agard asked if the aforementioned Roundtable meetings were valuable to know what’s going on with other Commissions. Chairman Van Hise said there is some value in them, noting that he heard information from Economic Development Commission Chairman H. Kurfels about efforts to attract another business (similar to Goodwill, but only taking items *in*: not reselling them there). Because there are no quorums from any Commission at these meetings, it is an informal way to communicate and find out what is going on with other boards and commissions.

8. **Tabled Items:** (See New Business item 4. a).

9. **Adjourn:** A motion was made by G. Hunton, seconded by D. Frankel , to adjourn the meeting at 8:05 p.m. Motion carried unanimously.

Shortly after adjournment, the ZEO (from that Commission’s meeting next door), brought in the applicant for New Business item 4.a: 8 and 10 Galloping Hill Road, Application #201500032, who had erroneously been in attendance at the Zoning Commission’s meeting.

A motion to reopen the meeting of 1/22/15 at 8:08 p.m. was made by D. Frankel, seconded by G. Hunton and carried unanimously.

Present: Chairman J. Van Hise reconvened the meeting at 8:09 p.m. and established a quorum of member: Chairman J. Van Hise; Vice Chairman A. Kerley; Secretary D. Frankel; Regular members L. Taylor and G. Hunton; Alternates G. Blass and I. Agard. Also present: Recording Secretary J. Llewellyn.

A motion was made by A. Kerley to amend the 1/22/15 agenda to go to New Business, agenda item 4. a: New Business: 8 & 10 Galloping Hill Road #201500032: Lot Line Revision. D. Frankel seconded the motion which carried unanimously.

4. New Business:

a. 8 & 10 Galloping Hill Road #201500032: Lot Line Revision

- 1. Vision Appraisal Field Cards for 8 & 10 Galloping Hill Rd**
- 2. Copies of Property Deeds received in the Land Use Office on 01/20/15:**
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Present was J. Fiaschetti, property owner and applicant: 10 Galloping Hill Road. Ms. Fiashetti outlined the proposal for the Commission, stating that the catalyst for this application is the location of the pond and its required maintenance. The lot line revision would place the entire pond on her property and would allow her to do things that are “ecologically sound.” The adjacent property owner (8 Galloping Hill Road) received a 2-acre piece of land with the lot line change, while Ms. Fiashetti’s property (10 Galloping Hill Road) receives 86,299 square feet, just under two acres. Per Ms. Fiashetti, the neighbor has “no complaint” about this proposal. The setbacks were reviewed and were met. In addition, the Chairman added that the Sanitarian indicated he had no problem with it. The consensus of the Commission was that this lot line change posed “no problem,” with A. Kerley adding that it is a “good resolution.”

A motion was made by A. Kerley to approve the lot line application for #201500032: 8 and 10 Galloping Hill Road. G. Hunton seconded the motion which carried unanimously.

The Chairman reminded Ms. Fiashetti to submit the mylar to the Land Use Office.

9. Adjourn: A motion to adjourn at 8:18 p.m. was made by D. Frankel, seconded by G. Hunton, and carried unanimously.